



£240,000

SPRINGWOOD VIEW CLOSE | | SUTTON-IN-ASHFIELD | NG17 2HR





HOME SWEET HOME!... We particularly love how well this two bedroomed bungalow stands, boasting a well established garden to the rear, as well as a spacious driveway to the front allowing for ample off-street parking which in turn leads to the integral garage. Not only that, this home is also located in Sutton in Ashfield, close to local shops and amenities which is another reason as to why you need to view.

As you walk through the door you will first of all find the welcoming hallway which creates an immediate sense of space with built-in storage and you will be nicely lead into the two bedrooms. Both of these rooms are light and airy and offer plenty of versatility to become a snug/study space. Moving on from here you will find the remaining accommodation which comprises a spacious living room and separate open plan kitchen/diner. The living room is of a brilliant size for you to enjoy with family and friends, plus it has the added advantage of double doors to the front and a set of sliding doors leading out onto the garden, ensuring a seamless transition from outside. The kitchen is of a great size too and comes complete with a range of modern units and cabinets and there is space and plumbing for a range of appliances too.

You really need to view this for yourself to truly appreciate what's on offer, so what are you waiting for? Call today!





#### Entrance Hallway

With cupboard for additional storage, windows to the side elevation and access to;

#### Living Room 18'7" x 19'10"

With double doors leading outside and sliding doors leading to the rear elevation

#### Open Plan Kitchen/Diner

Complete with a range of modern gloss units and cabinetry with work surface over and inset sink and drainer. With space and plumbing for a range of appliances and window to the front elevation

#### Dining Area 10'5" x 10'10"

With window to the front elevation

#### Bedroom One 9'10" x 13'9"

With window to the side elevation

#### Bedroom Two 9'11" x 10'3"

With cupboard for additional storage, built-in wardrobe and window to the side elevation

#### Bathroom

Fitted with a low flush WC, wash hand basin with vanity storage, enclosed shower, down lights, full height tiling, heated towel rail and an opaque window.

#### Outside

With block-paved driveway to the front which in turn leads to the garage (3.04 x 5.50) and there is a set

of steps leading to the front door. To the rear you will find a hardstanding area and a raised lawn with fence surround







Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.  
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**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			83
(81-91) <b>B</b>			
(69-80) <b>C</b>		69	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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BuckleyBrown Estate Agents  
55- 57 Leeming Street | Mansfield | Nottinghamshire | NG18 1ND  
t: 01623 633633 | mansfield@buckleybrown.co.uk | www.buckleybrown.co.uk

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